



Snowdrop Walk, Isleham
Ely, Cambs CB7 7AE
£300,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Snowdrop Walk, Ely, Cambs CB7 7AE

A superb opportunity to purchase this 3 bedroom, semi detached home in the well regarded village of Isleham.

Immaculately presented and offering accommodation including entrance hall, living room, kitchen / dining room, WC, utility room and 3 bedrooms and family bathroom to the first floor.

Externally the property benefits from 2 allocated parking spaces and enclosed garden laid to Astro turf.

A superb first time purchase or family home.

Entrance Way
Front door leading into hallway with access to stairs and internal door leading to:

Living Room
14'4" x 12'6"
Window to front aspect. Internal door leading to kitchen/dining room.

Kitchen/Dining Room
13'11" x 11'10"
Fitted with a range of eye and base level units with worktop over. Integrated stainless steel sink with mixer tap. Integrated hob and oven. Built in storage cupboard and space for white goods. Window to rear aspect, and external door leading to rear garden.

Utility Room
5'6" x 3'6"
Fitted base level units with work top over. Internal door to WC.

WC
4'10" x 3'6"
Suite comprising of WC and handwash basin.

Bedroom 1
12'9" x 8'8"
Window to rear aspect.

Bedroom 2
15'6" x 8'2"
Window to front aspect.

Bedroom 3
11'11" x 8'3"
Built in storage. Window to front aspect.

Bathroom
9'4" x 6'6"
Suite comprising of panelled bath with showerhead over, WC and handwash basin. Built in storage cupboard. Window to rear aspect.

Outside Front
Allocated parking spaces with a patio leading to front door.

Outside Rear
Patio area leading to Astro turfed lawn with shed.

Property Information
EPC - A
Tenure - Freehold
Council Tax Band - C (East Cambridgeshire)
Property Type - End of Terrace House
Property Construction – Standard
Number & Types of Room – Please

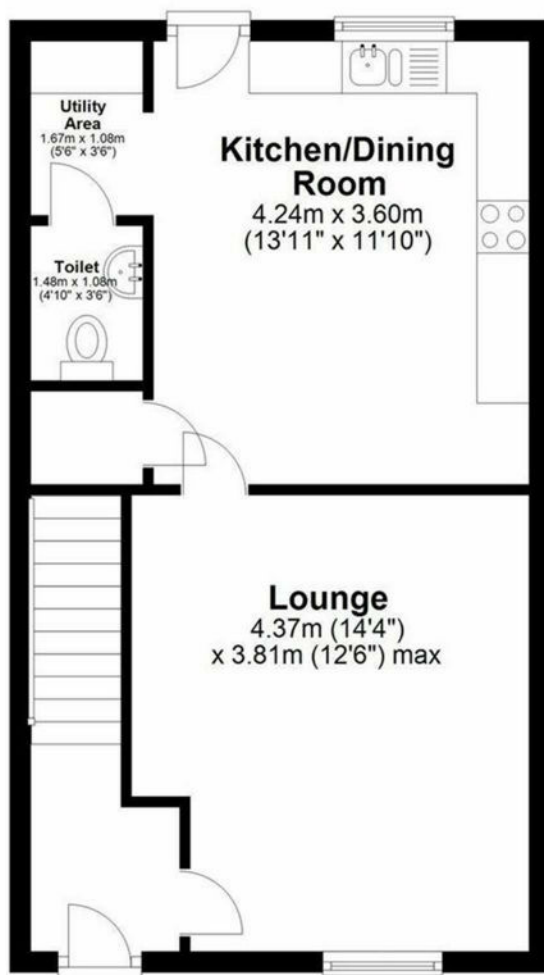
refer to the floorplan
SQM: 82.8
Parking – Allocated parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Nestled on the edge of the Cambridgeshire Fens, the picturesque village of Isleham offers an exceptional blend of rural charm and modern convenience. Rich in history and surrounded by beautiful countryside, the village provides a selection of local amenities, highly regarded schools, and excellent connections to Ely, Newmarket and Cambridge, making it an ideal setting for an elegant country lifestyle.



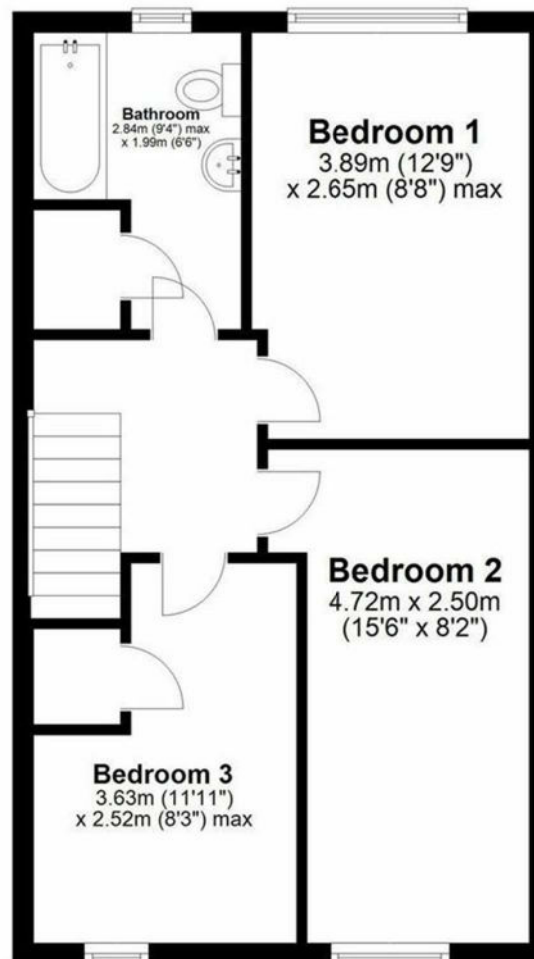
Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



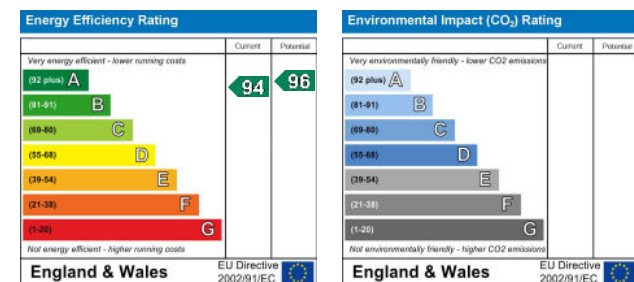
- Highly Sought After Village
- Quiet Cul-De-Sac Location
- Separate Utility Room
- Good Sized Bedrooms
- Enclosed Rear Garden
- Allocated Parking



Total area: approx. 82.8 sq. metres (891.6 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

